

CITY OF VANCOUVERSPECIAL COUNCIL - JUNE 28 1979PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 28, 1979 at approximately 7.30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:

Mayor Volrich  
Aldermen Bellamy, Ford (Items 3 & 4),  
Harcourt, Kennedy, Little,  
Marzari, Puil and Rankin

ABSENT:

Aldermen Boyce and Gerard

CLERK TO THE COUNCIL:

Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,  
SECONDED by Ald. Puil,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Proposed Rezoning:  
1724 East 10th Avenue

A rezoning application has been received from Willa Investments Limited as follows:

LOCATION: 1724 East 10th Avenue  
Lot 37 of Sub. 'A' and 'B', Block 162,  
D.L. 264A, Group 1 N.W.D., Plans 222 and  
1771

Present Zone: RT-2 Two-Family Dwelling District  
Requested Zone: C-2 Commercial District

The Director of Planning recommends the rezoning application be approved subject to the following conditions:

- (i) That the southerly five feet of Lot 37 of A and B, Block 162, D.L. 264A be dedicated to the City for future lane widening;
- (ii) That Lots A, B, C, and D and 37, Block 162, D.L. 264A be consolidated into one parcel and so registered in the Land Registry Office;
- (iii) That the detailed scheme of development is to be first approved in a development permit application with particular attention to the proposed use of Lot 4 to the south as a surface parking area ancillary to the proposed development on lands to the north.
- (iv) Should the above conditions not be compiled with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Cont'd.

Proposed Rezoning:  
1724 East 10th Avenue (Cont'd.)

Following an explanation by Mr. R. Scobie, Zoning Division, the Mayor called for delegations for or against the application and the Council was addressed by the following:

- Mr. Tony da Rosa, 2710 Commercial Drive, stated he did not oppose the application but questioned why his application for similar rezoning of a property in the 2700 Block Commercial Drive had been turned down.

The Mayor advised Mr. da Rosa that each application was considered on its merits and if he had any questions concerning his application he should discuss it further with Mr. Scobie.

MOVED by Ald. Rankin

THAT the application of Willa Investments Limited to rezone 1724 East 10th Avenue from RT-2 Two Family Dwelling District to C-2 Commercial District be approved subject to the conditions established by the Director of Planning and described above.

- CARRIED UNANIMOUSLY

2. Proposed Amendment to Downtown District  
 Official Development Plan By-law #4912 -  
 Off-Street Parking.

An application has been received from the Director of Planning to amend the Downtown District Official Development Plan By-law No. 4912 - Off-Street Parking. The proposed amendments would:

- (i) increase the maximum allowable off-street parking in the high-density core area of the Downtown District from 1 space for every 4,800 square feet of Office Commercial use to 1 space for every 1,000 square feet;
- (ii) increase the maximum allowable off-street parking in the remainder of the Downtown District from 1 space for every 2,400 square feet of Office Commercial use to 1 space for every 1,000 square feet;
- (iii) allow the Development Permit Board to permit, where special circumstances prevail, parking garages to serve residential, retail, office or other commercial uses, provided that the Development Permit Board may require that such parking provide, in whole or in part, for non-commuter oriented usage.

The Director of Planning reviewed the proposed amendments and advised that it was felt they were necessary in order to meet the increasing demands for parking space in the Downtown District where growth was occurring at an annual rate of 600,000 sq. feet while at the same time the City was incurring losses in surface parking and curbside space. The resulting situation saw parking garages being constructed with taxpayers' money while private developers, who were willing to provide parking, were denied that opportunity. If the amendments were approved the situation would be continuously monitored to ensure adequate control.

Cont'd.

Proposed Amendment to Downtown District -  
 Official Development Plan By-law #4912 -  
Off-Street Parking (Cont'd.)

The Mayor called for speakers for or against the application and representations were received as follows:

In favour -

Mr. E. Keate	Downtown Parking Corporation (Brief)*
Mr. H. Goldberg,	Businessman (presented a petition urging more parking facilities in the Chinatown area.)
Mr. F. Musson	Architectural Institute of B.C. (Brief)
Mr. V. Parker,	B.O.M.A. (Brief)
Mr. W. Buttjes	U.D.I. (Brief)
Mr. P. Boname	Downtown Vancouver Association (Brief)

Opposed -

Mr. J. Arnaud	West End resident
Mr. B. Eriksen	Downtown resident
Mrs. F. Gerber	Resident
Ms. C. Nichol	Blenheim Street Residents Association
Ms. W. Svordfeldt	Dunbar resident
Ms. I. Morris	Western Community Association
Mr. A. D. Turner	Brentwood Park Ratepayers Association
Mr. C. Garside	West End & Downtown Ratepayers Community Association
Ms. N. Tillson	West End resident
Mr. A. Griffin	First United Church (Brief)
Ms. J. Swanson	DERA (Brief)
Mrs. C. Walker	West End Traffic Committee (Brief)
Mrs. D. Hartley	Killarney-Champlain Citizens for Action (Brief)
Mr. N. Davidowicz	Kensington N.I.P. Committee (Brief)
Mr. D. Stone	Grandview-Woodland Area Council

The City Manager made reference to a communication dated June 28, 1979 from the Corporation of the District of Burnaby Transportation Committee noting the proposed amendments were relevant to transportation concerns within the Municipality of Burnaby and recommending as follows:

1. The City of Vancouver be informed that their deliberations with respect to CBD parking matters has regional significance and that the view of Burnaby is that more relaxed parking provisions for new developments and the development of parking garages would be detrimental to this Municipality.
2. As well as developer interests, other groups and agencies such as the Greater Vancouver Regional District, the Province, other affected municipalities such as Burnaby, and Vancouver residents in commuter traffic affected areas be invited to provide their views with respect to CBD parking matters.
3. The City of Vancouver be encouraged to give a renewed commitment to:
  - (a) the Livable Region Plan
  - (b) public transit including rapid transit
  - (c) decentralization of office development.

Special Council (Public Hearing), June 28, 1979 . . . . . 4

Proposed Amendment to Downtown District  
Official Development Plan By-law #4912 -  
Off-Street Parking (Cont'd.)

MOVED by Ald. Harcourt,

THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be not approved.

- LOST

(Aldermen Bellamy, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,

THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

Alderman Ford joined the meeting during the foregoing discussion but not having heard all the delegations, did not vote on this matter.

The Council adjourned for approximately five minutes and reconvened with the following members present:

Mayor Volrich in the Chair  
Aldermen Bellamy, Ford, Harcourt, Little  
Marzari, Puil and Rankin

3. 4226 Arbutus Street  
(Arbutus Club - Block 76, D.L. 526)

An application has been received from Mr. F. B. Barker, President of the Arbutus Club to amend the present CD-1 Comprehensive District By-law #4085 as follows:

LOCATION: 4226 ARBUTUS STREET (The Arbutus Club)  
Block 76, D.L. 526

Present Zone: CD-1 Comprehensive Development District  
(By-law No. 4085)

Requested Zone: Amendment to present CD-1 By-law

(a) The proposed amendments to CD-1 By-law No. 4085 would:

- specify a maximum floor space ratio for the site of 0.5, the present floor space ratio maximum of 0.45 being established by Council resolution. The amended floor space ratio would permit development on the southwest corner of the site of four tennis courts, two squash courts, two racquetball courts and a storage room (future change room) all to be located underground beneath four outdoor tennis courts).

Cont'd.

4226 Arbutus Street  
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

- specify off-street parking requirements, including the provision of additional parking to serve the proposed development.

And subject to the following conditions:

- (1) The detailed scheme of development in a Development Permit Application is to be first approved by the Director of Planning, having particular regard to the overall design, after having received advice from the Urban Design Panel, including the height of the development and the maintenance of views, the provision and maintenance of landscaping to screen the development particularly along Arbutus Street and Nanton Avenue, and the provision and maintenance of off-street parking with particular regard to the design and maintenance of spaces on the south-easterly tennis courts between October 1st and April 30th of each year.

The Director of Planning recommends that the application be approved.

Due to the lateness of the hour, the Mayor called for speakers opposed to this application and the following delegation was heard:

- Mr. R. J. Falconer, resident of the area on the east side of the Arbutus Club presented a brief (on file in the City Clerk's Office) describing the impact on the neighbourhood of three previous expansion projects undertaken by the Arbutus Club and problems of noise emanating from the Club premises in the early hours of the morning. Mr. Falconer submitted that if approval was given to the application, it should be subject to the following conditions:
  1. The installation on all doors on the eastern perimeter of the Club of an emergency alarm type release apparatus which will restrict the use of such doors for emergency fire exit purposes only.
  2. That adequate sound insulation be installed in the "lounge and viewing areas" or other areas adjacent to the east side of the Club where music may be played, to prevent sound from emanating from the Club premises.
  3. That the screens of the condenser/cooling tower be restored to comply with the approved drawings by development permit 32213.
  4. That an undertaking be given on behalf of the Club that this be the absolute final stage of development and that the "building of the Great Pyramid shall cease."

A communication dated June 28, 1979 from Mr. & Mrs. G. Standish, 4309 Maple Street, opposing the application was also noted by the Council.

Cont'd.

Special Council (Public Hearing), June 28, 1979. . . . 6

4226 Arbutus Street  
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

MOVED by Ald. Puil,

THAT the application of Mr. F. B. Barker, President of Arbutus Club, 4226 Arbutus Street, to amend CD-1 Comprehensive Development District By-law #4085 as submitted and described above be approved subject to the conditions established by the Director of Planning;

FURTHER THAT the Director of Planning, in considering any development permit application for the site, be instructed to take into consideration conditions 1, 2 and 3 contained in the brief submitted by Mr. R. J. Falconer and described above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Arbutus Club be advised that Council will not consider any further rezoning applications for the purpose of additional development of the Arbutus Club.

- CARRIED

(Alderman Little and the Mayor opposed.)

4. Proposed Rezoning Champlain Heights Development Area.

An application has been received from the Director of Planning as follows:

LOCATION: CHAMPLAIN HEIGHTS DEVELOPMENT AREA (Specifically encompassing lands south of Rosemont Drive, west of Champlain Crescent and east of Butler Street)

Present Zone: RS-1 One-Family Dwelling District  
 Requested Zone: CD-1 Comprehensive Development District

- (a) The proposed CD-1 By-law will restrict the form of development as follows:

USES:

- Community recreation facility;
- Schools;
- Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
- Neighbourhood public house;
- Public health and social service offices and child care facilities;
- Accessory uses customarily ancillary to the above;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution

subject to such conditions as Council may by resolution prescribe.

Cont'd.

Special Council (Public Hearing), June 28, 1979. . . . . 7

Proposed Rezoning Champlain Heights  
Development Area (Cont'd.)

The following conditions are proposed for adoption by Council resolution:

- (i) Any development approved is to be in accordance with the Concept Plan for the site as detailed in Appendices A-D inclusive of the City Manager's Report dated May 4th, 1979.  
  
(a copy of this report is attached for Council consideration of the draft concept plan proposed)
- (ii) Any development is to be first approved by the Director of Planning under a Development Permit Application. In considering such application, the Director of Planning shall, after having received advice from the Urban Design Panel, have due regard to the overall design, the Concept Plan and any other conditions of development as Council may by resolution prescribe.
- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Due to the lateness of the hour the Mayor called for speakers opposed to the application and the following delegation was heard:

- Mr. N. Davidowicz commented on the application and submitted that a proposed roadway through the new community centre site was not required and the community centre could be served by a simple driveway.

MOVED by Ald. Rankin,

THAT the application of the Director of Planning as submitted and described above, together with the relevant amendment to the Sign By-law #4810 and any consequential amendments, be approved.

FURTHER THAT the roadway servicing the community centre connecting Butler Street and Champlain Crescent be the subject of a report to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

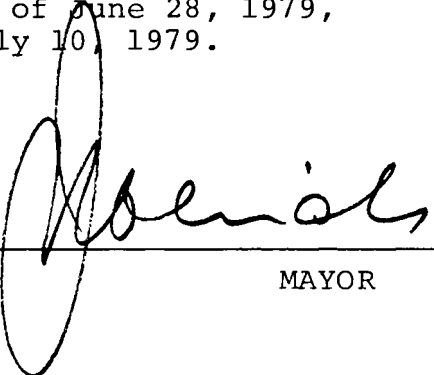
SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

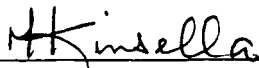
The Special Council adjourned at approximately 11.20 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of June 28, 1979, adopted by Council on July 10, 1979.



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MAYOR



A handwritten signature, likely "Hinsella", written in cursive over a horizontal line.

DEPUTY CITY CLERK